

Barnsley Metropolitan Borough Council
Development Control

Our ref: RA/2026/149169/01-L01
Your ref: 2025/1065

Date: 27 January 2026

Sent via email

Dear Planning Team

Erection of store, erection of enclosure for external pipework, erection of aggregate wash plant and associated infrastructure; laying of concrete slab, installation of vertical tanks (retrospective), proposed construction, relocation and increase in height of boundary treatment, proposed erection of filter presses, for use in association with the existing treatment and management of non-hazardous waste.

West Green Recycling, West Green Way, Monk Bretton, Barnsley

Thank you for consulting us on the above.

Environment Agency position

Based on the information provided, we have no objection, however the following comments should be noted.

Flood Risk

We have no objection to the proposed development.

We have reviewed:

- "FLOOD RISK ASSESSMENT, Electricity Sub-Station Cudworth Parkway, Barnsley, Doc Ref: RLC/1137/FRA01, Rev: 1, Dated: 24/11/2022", and, "Update to Flood Risk Assessment, Dated: 10 December 2025".
- The topographic survey submitted "Site Survey, Lidsters Yard, West Green Way, Barnsley. Survey Job No: S11199, Dated: Yard - May 2023, Surrounding Fields - 2025".

Informatives:

Flood mitigation - advice to applicant/LPA

The developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at [Adapting your home or business to the risk of flooding - GOV.UK](#)

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit [Get flood warnings by text, phone or email - GOV.UK](#). It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit [Prepare for flooding: Protect yourself from future flooding - GOV.UK](#)

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#)

For advice on what do after a flood, visit [What to do after a flood - GOV.UK](#)

Permitting

This application relates to a permitted waste site operated by Sealquest Limited (permit no. BB3702UV). The site is currently applying to vary the permit and the proposed site alterations reflect the proposals in the applied for bespoke permit. There have not been any significant issues with non-compliance with the existing permit.

There is a historic landfill which does not fall under our remit; we deem these historic landfill's because the sites stopped operating prior to the Agency forming in 1995. All land that could be classed as contaminated land under section 2A of the Environmental Protection Act (EPA) 1990 are looked after by the Local authority. (Although it does not mean that the land is or is not contaminated). We do not hold any information on this historic landfill site. However, you should consider the potential risk to the development from landfill gas, ensuring that appropriate assessments have been carried out to identify potential risks. Where risks are identified you should ensure that measures to address these concerns are included as part of any planning permission. We would advise seeking the views of your local planning authority's Environmental Health and Building Control departments to ensure that any threats from landfill gas have been adequately addressed in the proposed development. Where this includes building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site, you should consider the removal of permitted development rights to ensure that these prevention measures are not compromised by future alterations/extensions.

The following publications provide further advice on the risks from landfill gas and ways of managing these:

- Waste Management Paper No 27
- Environment Agency LFTGN03 'Guidance on the Management of Landfill Gas'
- Building Research Establishment guidance – BR 414 'Protective Measures for Housing on Gas-contaminated Land' 2001
- Building Research Establishment guidance – BR 212 'Construction of new buildings on gas-contaminated land' 1991
- CIRIA Guidance – C665 'Assessing risks posed by hazardous ground gases to buildings' 2007

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you have any queries regarding this response, please contact me.

Yours faithfully

Miss Jennifer Wilson
Planning Specialist

Direct e-mail sp-yorkshire@environment-agency.gov.uk